## $A 09 y 1015$ 'TIUURSIDAY (MCIDBIMR 283 ${ }^{11}$ ATI 10:30 AM

## ATTENTION CATTLEMAN 394.90 ACRES PASTURE OFFERED IN 4-TRACTS IN ORLAND TOWNSHIP LAKE COUNTY




208 N Broadway, Marion SD web: wiemanauction.com "We Sell The Earth And Everything On It!"

## ATTENTION CATTLEMAN 394.90 ACRES PASTURE OFFERED IN 4-TRACTS IN ORLAND TOWNSHIP LAKE COUNTY AT AUCTION

We will offer the following land for sale indoors at Nicky's West Hwy. 34 Madison, SD on:

## THURSDAY, OCTOBER $23{ }^{\text {RD }}$ <br> 10:30 A.M.

It is our privilege to offer this large outstanding grazing unit that will be offered in several tracts to accommodate buyers. Warm \& cool season grasses, new high tensile electrified perimeter fences, good access, and pasture that can sustain a high stocking rate are just some of the great qualities. Limited amount of pasture land makes this a great opportunity to purchase pasture in South East SD. All tracts have a Fish \& Wildlife Easement in place that does not allow for agricultural crop production or the removal of vegetative cover. However, the property can be grazed year round or any and all acres can be hayed after July 15.

## TRACT ONE: 80-ACRES

LEGAL: The W $1 / 2$ of the SE $1 / 4$ of Section $35,105-53$ Lake County, SD.
LOCATION: From Orland, SD 3 -miles south $11 / 2$ mile east north side or near the Junction of $453^{\text {rd }}$ Ave. \& $244^{\text {th }}$ St.

- 79 acres in pasture balance in RROW. Gravel township road borders to south
- Taxed and assessed with Tract 2. No split out available. Estimate of $\$ 1,265 /$ year
- Soil rating of 73.9. Predominant soil type Egan-Beadle (78)


## TRACT TWO: 154.90 ACRES

LEGAL: SW $1 / 4$ except Ordal's Add. In Section 35, 105-53 Lake County, SD.
LOCATION: Directly west of Tract One or at the junction of $244^{\text {th }}$ St. \& $452^{\text {nd }}$ Ave

- 151.02 acres pasture balance in RROW. Building site excluded in SE corner 5.1 acres
- 5.12 acres alfalfa in NW corner would make outstanding new home site. This area not covered by the easement!
- Mature trees for livestock shade, large slough that holds \& maintains waterfowl \& stock dam for livestock.
- Taxed \& Assessed with Tract One. Taxes estimated at $\$ 2,449 /$ year
- Township gravel roads border west and south
- Soil Rating of 59.9. Predominant soils include Egan-Beadle \& Worthing silt loams


## TRACT THREE: 160-ACRES

LEGAL: NW $1 / 4$ of Section 35, 105-53 Lake County, SD.
LOCATION: From Orland, SD 2-miles south, 1-east, south side of the road, or directly north of Tract 2.

- 156.84 acres in pasture balance in RROW. 4.42 acres in alfalfa in NE corner for another great new home site. This 4.42 acres is not covered by the easement.
- Excellent tract to set-up rotational grazing, clean pasture limited weed pressure.
- Annual Taxes $\$ 2,507.00$. Soil Rating of 69.1. Predominant soil type Egan-Beadle (78) \& Badus loams (64)

TRACT FOUR: $\mathbf{3 9 4 . 9 0}$ ACRES COMBINATION OF TRACTS 1-3
LEGAL: W $1 / 2$ of Section 35 except Ordal's Add and the W $1 / 2$ of the SE $1 / 4$ of Section 35, 105-53 Lake County, SD.

- 386.8 Acres pasture with the balance in RROW. Soil rating of 66.5
- This unit has supported 150 pairs a year and had ample grass in dry years.

TO INSPECT THE PROPERTY: We invite you to inspect the property at your convenience. Please note cattle are grazing on property please contact owners if you will enter. Buyers prospectus containing all pertinent information is available at www.wiemanauction.com or a packet can be mailed out by calling auctioneers at 800-251-3111.

TERMS: Cash sale with $15 \%$ (non-refundable) down payment auction day with the balance on or before December 1, 2014. Warranty deed to be granted with the cost of owners title insurance split 50-50. Lenders policy if needed paid 100\% by the buyer. Seller to pay 2014 taxes in full. Sold subject to Fish \& Wildlife Easement, and owners approval. Property will be sold in the manner that realizes the most to the seller. Come prepared to buy. Land auction held indoors at Nicky's.

> GREG \& LISA ORDAL - OWNERS
> $605-480-0907$

Wieman Land \& Auction Co. Inc.
Marion, SD 800-251-3111
Gary \& Rich Wieman Brokers



Weber Abstract
Closing Agent 605-256-4640


Aerial Map


Field borders provided by Farm Service Agency as of $5 / 21 / 2008$. Aerial photography provided by Aerial Photography Field Office.

Soil Map


Soils data provided by USDA and NRCS.
OAgriData, Inc. 2014

| Area Symbol: SD079, Soil Area Version: 16 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Code | Soil Description | Acres | Percent of field | Non-Irt Class | Productivity Index | Alfalfa hay | Barley | Corn | Corn silage | Grain sorghum | Oats | Soybeans | Winter wheat |
| EbB | Egan-Beadle complex, 2 to 6 percent slopes | 49.01 | 62.0\% | 1 e | 78 | 3.3 | 49 | 81 | 8.7 | 47 | 61 | 30 | 37 |
| EeC2 | Egan-Ethan complex, 6 to 9 percent slopes, eroded | 16.14 | 20.4\% | 1 lle | 66 | 2.9 | 41 | 65 | 7 | 38 | 51 | 23 | 31 |
| Wh | Whitewood silty clay loam | 7.18 | 9.1\% | llw | 83 | 2 | 43 | 87 | 9.3 | 51 | 54 | 32 | 32 |
| Te | Tetonka silt loam | 4.46 | 5.6\% | IVw | 60 | 0.5 | 19 | 59 | 6.3 | 35 | 23 | 22 | 8 |
| Wo | Worthing silty clay loam | 1.94 | 2.5\% | Vw | 33 |  | 5 | 30 | 3.2 | 18 | 7 | 11 | 1 |
| VbA | Viborg silty clay loam, 0 to 2 percent slopes | 0.27 | 0.3\% | I | 96 | 4.3 | 59 | 101 | 10.9 | 59 | 74 | 37 | 44 |
| Weighted Average |  |  |  |  | 73.9 | 2.9 | 44.1 | 75.9 | 8.1 | 44.2 | 54.9 | 27.9 | 32.8 |



County: Lake
Location: $35-105 \mathrm{~N}-53 \mathrm{~W}$
Township: Orland
Acres: 79
Date: $\quad 9 / 12 / 2014$


Maps Provided By:
surety

## Area Symbol: SD079, Soil Area Version: 16

Field borders provided by Farm Service Agency as of $5 / 21 / 2008$. Aerial photography provided by Aerial Photography Field Office.

## Aerial Map



Soil Map



| Soils data provided by USDA and NRCS. |  |  |  |  |  |  |  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Area Symbol: SD079, Soil Area Version: 16 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Code | Soil Description | Acres | Percent of field | Non-IIr Class | Productivity Index | Alfalfa hay | Barley | Corn | Corn silage | Grain sorghum | Oats | Soybeans | Winter wheat |
| EbB | Egan-Beadle complex, 2 to 6 percent slopes | 33.96 | 22.5\% | Ile | 78 | 3.3 | 49 | 81 | 8.7 | 47 | 61 | 30 | 37 |
| Mar | Worthing silty clay loam, ponded | 33.18 | 22.0\% | VIllw | 9 |  | 1 | 5 | 0.6 | 4 | 1 | 2 |  |
| SdB | Huntimer silty clay loam, 2 to 6 percent slopes | 30.65 | 20.3\% | Il | 85 | 3.3 | 50 | 82 | 8.9 | 48 | 62 | 30 | 38 |
| EbC | Egan-Beadle complex, 6 to 9 percent slopes | 24.02 | 15.9\% | IIIe | 66 | 2.9 | 43 | 68 | 7.3 | 39 | 53 | 25 | 32 |
| EeC2 | Egan-Ethan complex, 6 to 9 percent slopes, eroded | 18.66 | 12.4\% | IIIe | 66 | 2.9 | 41 | 65 | 7 | 38 | 51 | 23 | 31 |
| Wo | Worthing silty clay loam | 3.55 | 2.4\% | Vw | 33 |  | 5 | 30 | 3.2 | 18 | 7 | 11 | 1 |
| Ba | Badus silty clay loam | 2.19 | 1.5\% | IVw | 64 | 0.6 | 31 | 67 | 7.2 | 40 | 35 | 21 | 20 |
| Wh | Whitewood silty clay loam | 1.93 | 1.3\% | Ilw | 83 | 2 | 43 | 87 | 9.3 | 51 | 54 | 32 | 32 |
| VbA | Viborg silty clay loam, 0 to 2 percent slopes | 1.79 | 1.2\% | 1 | 96 | 4.3 | 59 | 101 | 10.9 | 59 | 74 | 37 | 44 |
| EhB | Egan-Wentworth silty clay loams, 2 to 6 percent slopes | 1.09 | 0.7\% | Ile | B4 | 3.5 | 52 | 88 | 9.4 | 51 | 65 | 32 | 39 |
| Weighted Average |  |  |  |  | 59.9 | 2.3 | 35.5 | 59.4 | 6.4 | 34.8 | 44 | 21.7 | 26.5 |

Area Symbol: SD079, Soil Area Version: 16
Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

## ORDAL'S ADDITION

IN THE SW $1 / 4$ OF SECTION 35, TOWNSHIP 105 NORTH, RANGE 53 WEST OF THE 5TH P.M. IN LAKE COUNTY, SOUTH DAKOTA.




## SURVEYOR'S CERTIFICATE

1. Ronald W. Golden, a Registored Land Surveyor in the State of South Daktata, do hereby corthy that I did on orbelore May 1st, 2014, survey that parcel of land described as LOT 1 OF ORDAL'S ADDITION IN THE SOUTHWEST QUABTER (SW1/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP ONE HUNDRED FIVE (105) NORTH, RANGE FIFTY-THREE (53) WEST OF THE Sin P.M Y LAKE COUNTY, SOUTH DAKOTA

Aerial Map


Maps Provided By:
map center: $43^{\circ} 51^{\prime} 19.14,97^{\circ} 9 \prime 33.07$
scale: 9453

35-105N-53W<br>Lake County<br>South Dakota



9/12/2014

Soil Map


Soils data provided by USDA and NRCS.


State: South Dakota
County: Lake
Location: $\quad 35-105 \mathrm{~N}-53 \mathrm{~W}$
Township: Orland
Acres: 156.84
Date: $\quad 9 / 12 / 2014$

© AgniData. Inc. 2014 wnw.AgriDatainc.com
Area Symbol: SD079. Soil Area Version: 16

| Code | Soil Description | Acres | Percent of field | Non-IIr Class | Productivity Index | Alfalfa hay | Barley | Com | Corn silage | Grain sorghum | Oats | Soybeans | Winter wheat |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| EbB | Egan-Beadle complex, 2 to 6 percent slopes | 78.04 | 49.8\% | Il | 78 | 3.3 | 48 | 81 | 8.7 | 47 | 61 | 30 | 37 |
| Ba | Badus silty clay loam | 17.57 | 11.2\% | IMw | 64 | 0.6 | 31 | 67 | 7.2 | 40 | 35 | 21 | 20 |
| EeC2 | Egan-Ethan complex, 6 to 9 percent slopes, eroded | 17.29 | 11.0\% | Ille | 66 | 2.9 | 41 | 65 | 7 | 38 | 51 | 23 | 31 |
| BC | Baltic silty clay loam | 14.19 | 9.0\% | Vw | 32 |  | 5 | 30 | 3.2 | 18 | 6 | 10 | 1 |
| Wh | Whitewood silty clay loam | 11.30 | 7.2\% | 1 lw | 83 | 2 | 43 | 87 | 9.3 | 51 | 54 | 32 | 32 |
| Wo | Worthing sility clay loam | 9.01 | 5.7\% | Vw | 33 |  | 5 | 30 | 3.2 | 18 | 7 | 11 | 1 |
| VbA | Viborg silty clay loam, 0 to 2 percent slopes | 3.80 | 2.4\% | 1 | 96 | 4.3 | 59 | 101 | 10.9 | 59 | 74 | 37 | 44 |
| SdB | Huntimer silty clay loam, 2 to 6 percent slopes | 2.07 | 1.3\% | He | 85 | 3.3 | 50 | 82 | 8.9 | 48 | 62 | 30 | 38 |
| Te | Tetonka silt loam | 1,87 | 1.2\% | IVw | 60 | 0.5 | 19 | 59 | 6.3 | 35 | 23 | 22 | 8 |
| EhB | Egan-Wentworth silty clay loams, 2 to 6 percent slopes | 1.54 | 1.0\% | ll | 84 | 3.5 | 52 | 88 | 9.4 | 51 | 65 | 32 | 39 |
| ScA | Huntimer sility clay loam, 0 to 2 percent slopes | 0.16 | 0.1\% | 1 | 90 | 3.5 | 54 | 91 | 9.8 | 53 | 67 | 33 | 41 |
| Weighted Average |  |  |  |  | 69.1 | 2.4 | 39.1 | 70.9 | 7.6 | 41.4 | 48.3 | 25.6 | 28.6 |

Area Symbol: SD079, Soil Area Version: 16
Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.


Field borders provided by Farm Service Agency as of $5 / 21 / 2008$. Aerial photography provided by Aerial Photography Field Office.

Soil Map



State: South Dakota
County: Lake
Location: $\quad 35-105 \mathrm{~N}-53 \mathrm{~W}$
Township: Orland
Acres: 386.8
Date: 9/15/2014
Area Symbol: SD079, Soil Area Version: 16
Area Symbol: SD087. Soil Area Version: 15

| Code | Soil Description | Acres | Percent of field | Non-Irr Class | Productivity Index | Alfalfa hay | Barley | Corn | Corn silage | Grain sorghum | Oats | Soybeans | Winter wheat |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| EbB | Egan-Beadle complex, 2 to 6 percent slopes | 161.25 | 41.7\% | Il | 78 | 3.3 | 49 | 81 | 8.7 | 47 | 61 | 30 | 37 |
| EeC2 | Egan-Ethan complex, 6 to 9 percent slopes, eroded | 51.85 | 13.4\% | IIIe | 66 | 2.8 | 41 | 65 | 7 | 38 | 51 | 23 | 31 |
| Mar | Worthing silty clay loam, ponded | 33.18 | 8.6\% | VIIIw | 9 |  | 1 | 5 | 0.6 | 4 | 1 | 2 |  |
| SdB | Huntimer silty clay loam, 2 to 6 percent slopes | 32.91 | 8.5\% | Il | 85 | 3.3 | 50 | 82 | 8.9 | 48 | 62 | 30 | 38 |
| EbC | Egan-Beadle complex, 6 to 9 percent slopes | 24.01 | 6.2\% | 111 l | 66 | 2.9 | 43 | 68 | 7.3 | 39 | 53 | 25 | 32 |
| Wh | Whitewood silly clay loam | 20.47 | 5.3\% | Ilw | 83 | 2 | 43 | 87 | 9.3 | 51 | 54 | 32 | 32 |
| Ba | Badus silty clay loam | 19.67 | 5.1\% | IVw | 64 | 0.6 | 31 | 67 | 7.2 | 40 | 35 | 21 | 20 |
| Wo | Worthing silty clay loam | 14.75 | 3.8\% | Vw | 33 |  | 5 | 30 | 3.2 | 18 | 7 | 11 | 1 |
| Bc | Baltic silty clay loam | 14.16 | 3.7\% | Vw | 32 |  | 5 | 30 | 3.2 | 18 | 6 | 10 | 1 |
| Te | Tetonka silt loam | 6,40 | 1.7\% | IVw | 60 | 0.5 | 19 | 59 | 6.3 | 35 | 23 | 22 | 8 |
| VbA | Viborg silty clay loam, 0 to 2 percent slopes | 5.38 | 1.4\% | 1 | 96 | 4.3 | 59 | 101 | 10.8 | 59 | 74 | 37 | 44 |
| EhB | Egan-Wentworth silty clay loams, 2 to 6 percent slopes | 2.21 | 0.6\% | Ile | 84 | 3.5 | 52 | 88 | 9.4 | 51 | 65 | 32 | 39 |
| SCA | Huntimer sility clay loam, 0 to 2 percent slopes | 0.24 | 0.1\% | 1 | 90 | 3.5 | 54 | 91 | 9.8 | 53 | 67 | 33 | 41 |
| WcB | Wentworth-Ethan complex, 2 to 5 percent slopes | 0.14 | 0.0\% | Ile | 78 | 3.6 | 48 | 81 | 9.1 | 47 | 59 | 29 | 37 |
| EaC | Egan-Ethan complex, 5 to 9 percent slopes | 0.09 | 0.0\% | 111 e | 67 | 3.2 | 41 | 67 | 7.6 | 39 | 51 | 24 | 32 |
| Wh | Whitewood silt loam | 0.09 | 0.0\% | 1 lw | 78 | 2.2 | 42 | 86 | 9.7 | 50 | 52 | 32 | 32 |
| Weighted Average |  |  |  |  | 66.5 | 2.5 | 38.7 | 67.4 | 7.2 | 39.4 | 47.9 | 24.5 | 28.6 |

Area Symbol: SD079, Soil Area Version: 16
Area Symbol: SD087, Soil Area Version: 15

FARM: 2936

| South Dakota | U.S. Department of Agriculture | Prepared: $9 / 5 / 14$ | $1: 04$ PM |
| :--- | :---: | ---: | :--- |
| Lake | Farm Service Agency | Crop Year: | 2014 |
| Report ID: FSA-156EZ | Abbreviated 156 Farm Record | Page: 1 of 2 |  |

eport ID: FSA-156EZ
Abbreviated 156 Farm Record
DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging fallures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

| Operator Name | Farm Identifier |
| :--- | :--- |
| GREG F ORDAL | $2933 \& 885$ |

Farms Associated with Operator: None

CRP Contract Number(s): None

| Farmland | Cropland | DCP | Cropland | WBP | WRP/EWP | CRP <br> Cropland | GRP |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |


|  | Base <br> Acreage | Direct <br> Yield | CC <br> Yield | CCC-505 <br> CRP Reduction |
| :--- | :---: | :---: | :---: | :---: |
| Crop | 180.8 | 68 | 99 | 0.0 |
| CORN | 180.8 | 24 | 29 | 0.0 |
| SOYBEANS | 361.6 |  |  |  |
| Total Base Acres: |  |  |  |  |

Tract Number: 1272
Description: G14 WSE \& W 35-105-53
FAVIWR
History
BIA Range Unit Number:
HEL Status: NHEL: no agricultural commodity planted on undetermined fields
Wetland Status: Tract contains a wetland or farmed wetland

| WL Violations: | None |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Farmland | Cropland | DCP <br> Cropland |  | WBP | WRP/EWP | CRP <br> Cropland | GRP |
| 395.45 | 348.35 | 348.35 |  | 0.0 | 0.0 | 0.0 | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland |  | Double Cropped | MPL/FWP |  |  |
| 0.0 | 0.0 | 348.35 |  | 0.0 | 0.0 |  |  |
| Crop | Base Acreage | Direct <br> Yield | $\begin{aligned} & \text { CC } \\ & \text { Yield } \end{aligned}$ | $\begin{aligned} & \text { CCC- } 505 \\ & \text { CRP Reduction } \end{aligned}$ |  |  |  |
| CORN | 170.5 | 68 | 99 | 0.0 |  |  |  |
| SOYBE | ANS $\quad 170.6$ | 24 | 29 | 0.0 |  |  |  |
| Total | ase Acres: 341.1 |  |  |  |  |  |  |

Owners: LISA L ORDAL
GREG F ORDAL
Other Producers:
None


## ORDAL LAND AUCTION ADDITIONAL INFORMATION

LAND IS COVERED BY A FISH \& WILDLIFE GRASSLAND EASEMENT, AND 2 WATERFOWL MANAGEMENT RIGHT EASEMENTS. COPIES OF THESE EASEMENTS ARE AVAILABLE FOR YOUR REVIEW UPON REQUEST.

1. If a new buyer would like to install water lines and tire tanks on the property these are a permitted use and can be installed if the new buyer follows the permitting process through the Fish \& Wildlife.
2. Permanent structures such as corrals \& calving barns maybe allowed if the buyer follows the permitting process and the structures are deemed for a typical cattle production use.
3. Some cost shares are available thru the Fish \& Wildlife along with NRCS.
4. Finally, present owners did have a Conservation Stewardship Program (CSP) in place thru the NRCS. This program will not continue on to the next owner. Buyers may contact the Lake County NRCS to see if they would want to enroll in any CSP programs.

## ANY QUESTIONS IN REGARD TO THESE EASEMENTS CAN BE DIRECTED TO: COLLEEN KOLBECK WILDLIFE REFUGE SPECIALIST <br> 605-256-2974



# ATTENTION CATTLEMAN 

394.90 ACRES PASTURE OFFERED IN 4-TRACTS IN ORLAND TOWNSHIP LAKE COUNTY

## THIURSDAY (CYIOBBR $28^{1 / 2}$ ATT $10: 80$ AN



